



**TO LET**

**Swains Lane, Flackwell Heath**  
**£1,995 pcm + security deposit**

## Beautifully presented three bedroom house in village centre

- Spacious semi detached house
- 3 bedrooms
- 3 reception rooms
- 2 Bathrooms
- Pleasant rear garden
- Newly painted
- Council Tax Band D
- Unfurnished
- Shower
- Gas Central Heating



£1,995 pcm +  
security deposit

Swains Lane,  
Flackwell Heath,  
Bucks  
HP10 9BN

>> Key Features

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We are proud to bring to the market this very newly painted three bedroom semi detached house close to the heart of Flackwell Heath village. Accommodation comprises reception room, front sitting room with feature fireplace, beautifully appointed kitchen/dining room with bi-fold doors to easily maintained rear garden, utility room, downstairs bathroom, upstairs to master bedroom with feature fireplace and stained glass window transoms, further double bedroom, single bedroom and shower room. Gas central heating. Double glazing. Council tax band E (Buckinghamshire County Council). Energy efficiency rating grade D. Available immediately on an unfurnished basis. There is no allocated parking with this property. MANAGED BY THE AGENT, AN ELITE PROPERTYMARK MEMBER AGENT WITH FULL CLIENT MONEY PROTECTION.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

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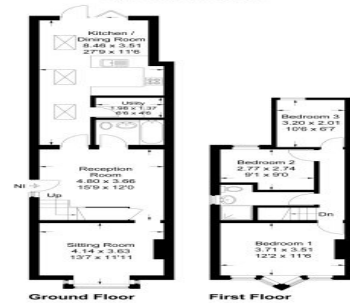
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





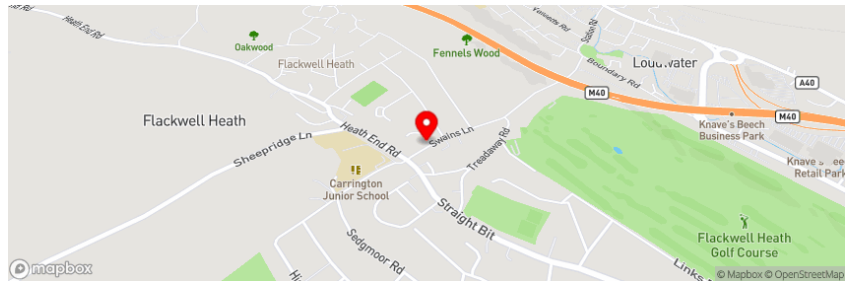
**9 Swains Lane**  
Approximate Gross Internal Area

Ground Floor = 83.2 sq m / 892 sq ft  
First Floor = 37.9 sq m / 408 sq ft  
Total = 121.1 sq m / 1300 sq ft



**Ground Floor** **First Floor**  
This plan is for general guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. All floor coverings are shown in their intended position. All dimensions are approximate. © CJ Property Marketing Ltd Produced for Robertsons

### Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

### Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.